



For Lease

Sheffield Industrial Building

16135 114 Avenue | Edmonton, AB

±10,000 SF Dock loading

- Yard space available on site
- Modern office build-out complete with LED lights
- Prominent NW Edmonton location with efficient access to main arterials
- Fully fenced and gated site

For more information contact:

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Vice President

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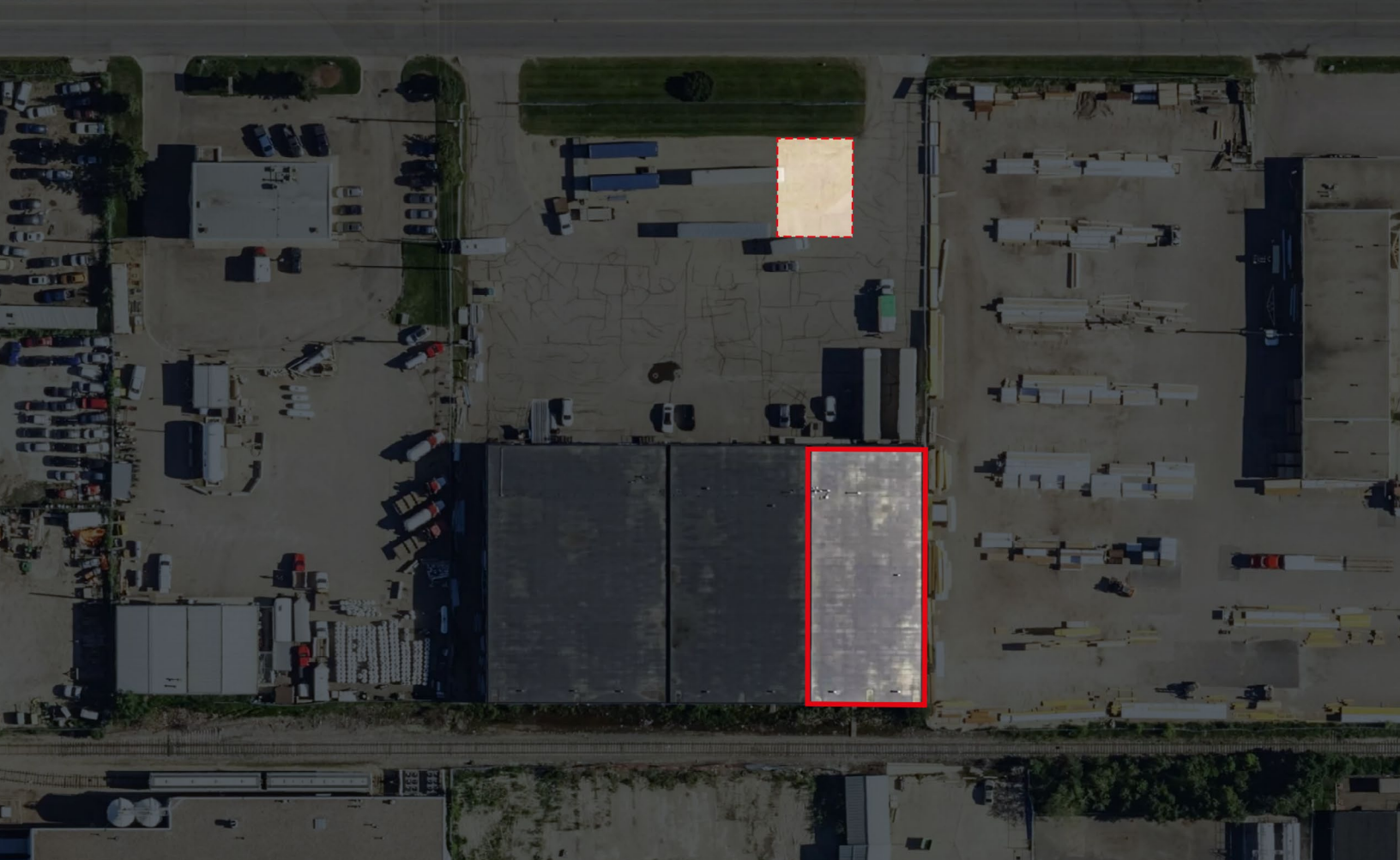
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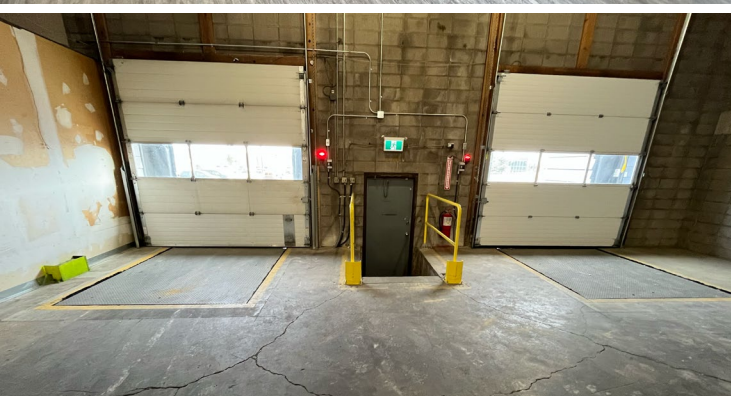
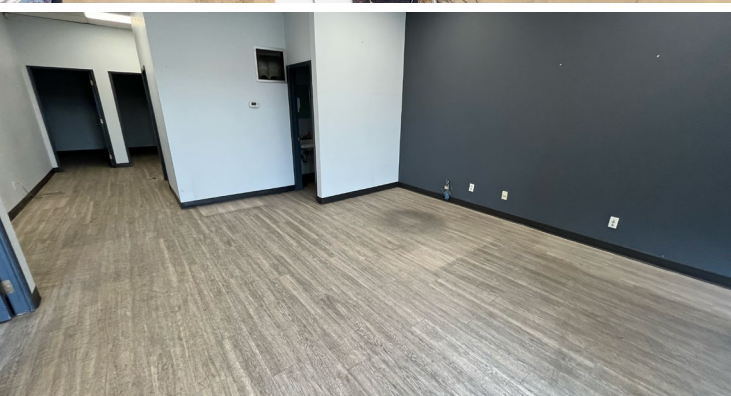
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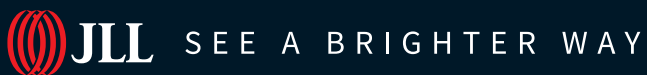
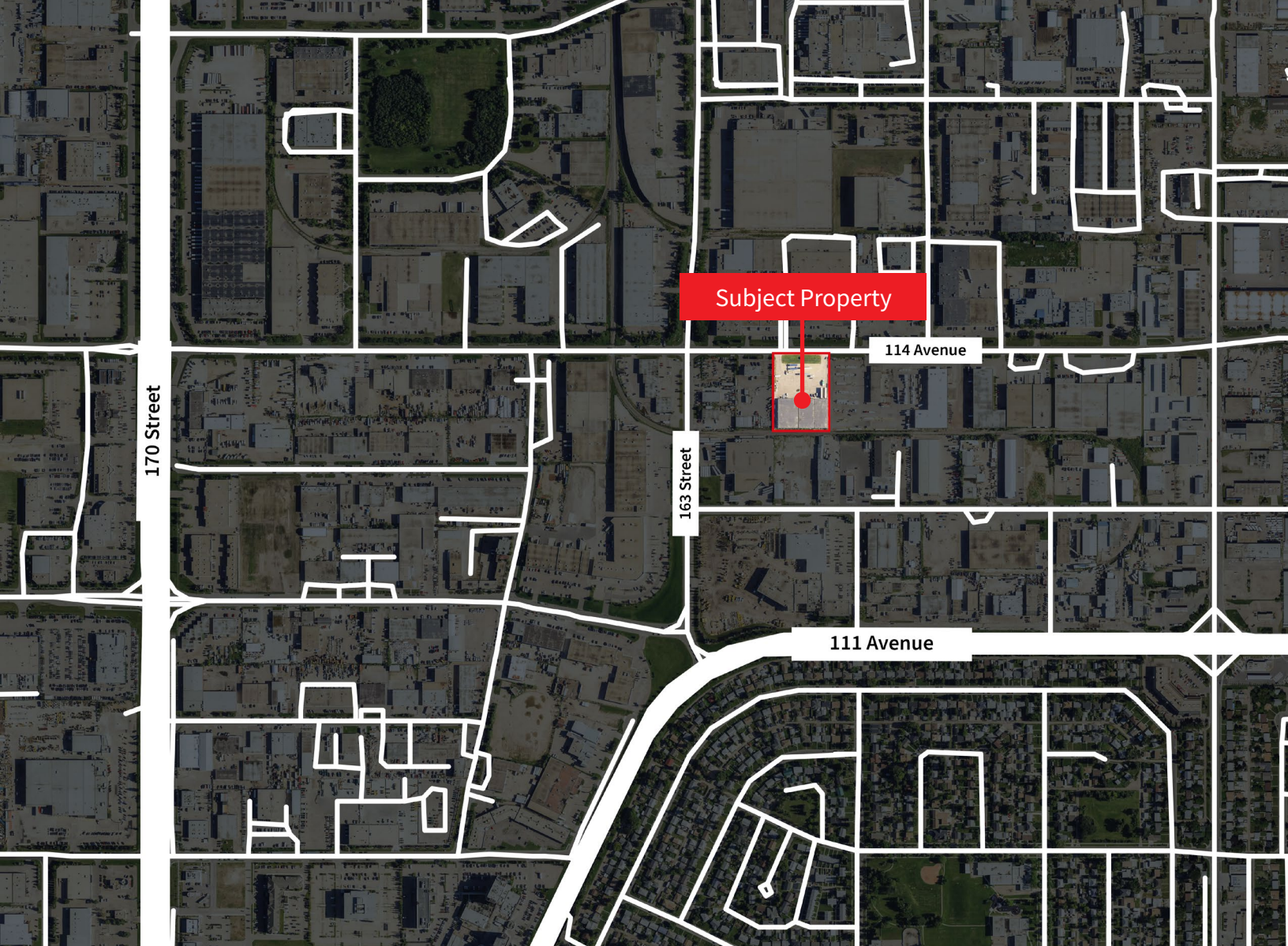


Property Details

Municipal Address	16135 114 Avenue
Zoning	Medium Industrial (IM)
Available Area	±10,000
Year Built	1990
Construction	Concrete Block
Building Depth	147.6'
Power	Single-phase 70-amp service & 3-phase 150-amp service (TBC by Tenant)
Ceiling Height	18' to underside of joist

Heating	Forced air overhead and radiant heating
Lighting	LED
Loading	(2) 10' x 10' Front loading dock doors
Yard	± 3,000 SF of outside storage space
Lease Rate (PSF)	\$9.50
Op. Costs (PSF)	\$6.56 PSF (2026 estimate)
Occupancy	Immediate





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